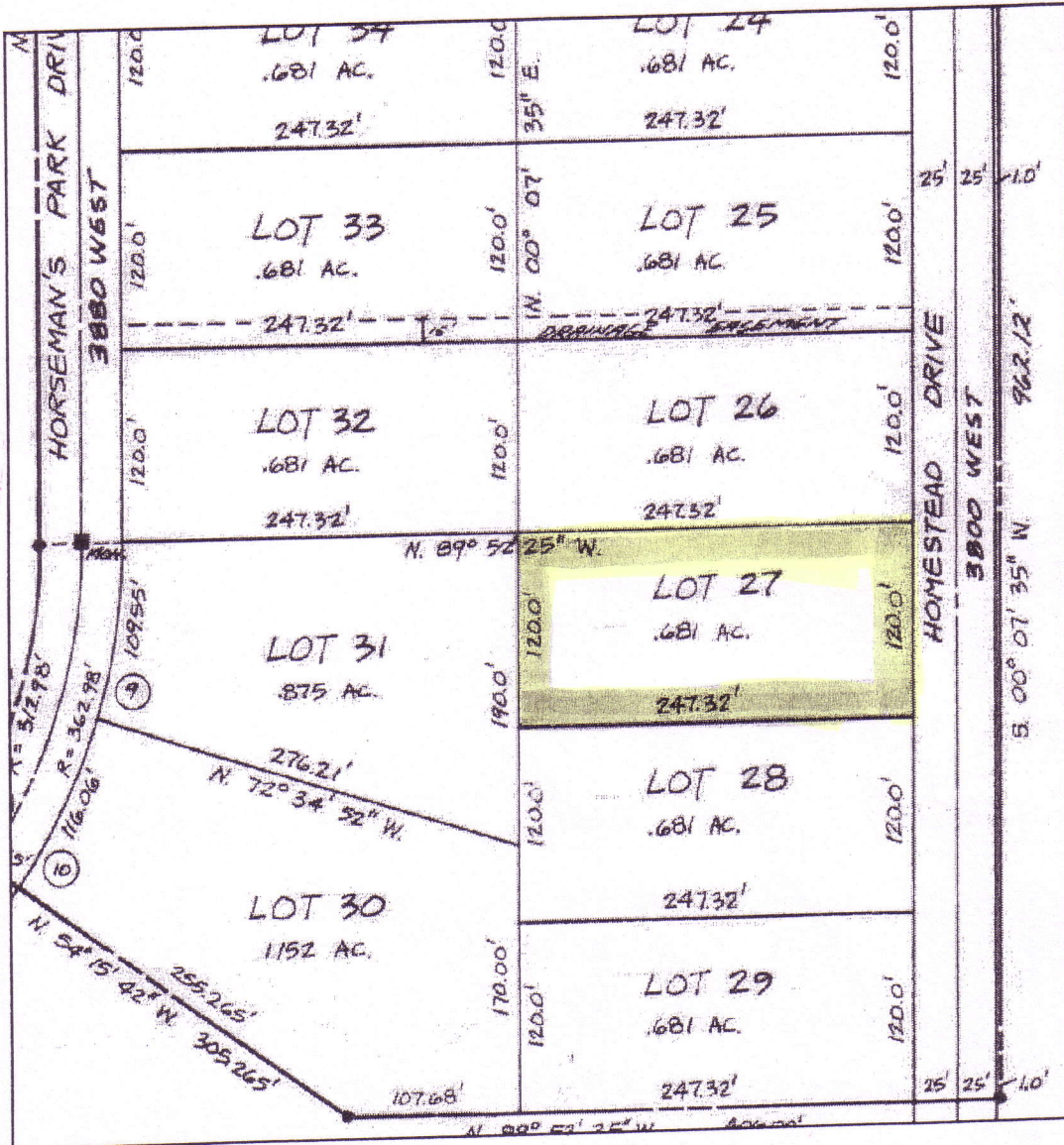


Plat Map

Jessica Behunin

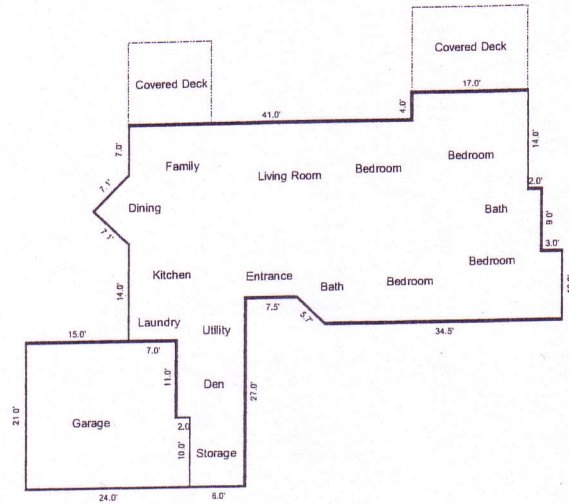
Borrower/Client	Shane Behunin				
Property Address	1035 Homestead Drive East	County	Washington	State	UT
City	Dammeron Valley	Zip Code	84783		
Lender	Sierra Mortgage & Lending Company				





Building Sketch

Borrower/Client	Shane Behunin		
Property Address	1035 Homestead Drive East		
City	Dammon Valley	County	Washington
		State	UT
Zip Code	84783		
Lender	Sierra Mortgage & Lending Company		



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2029.0	2029.0
P/P	Porch	144.0	
	Porch	204.0	348.0
GAR	Garage	482.0	482.0
Net LIVABLE Area		(Rounded)	2029

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	19.0 x	19.0	361.0
	14.0 x	17.0	238.0
	3.0 x	10.0	30.0
0.5 x	4.0 x	4.0	8.0
	10.0 x	35.0	350.0
	7.0 x	24.0	168.0
	8.0 x	10.0	80.0
0.5 x	7.1 x	7.1	25.0
	11.5 x	18.0	207.0
	7.0 x	28.5	199.5
	12.5 x	29.0	362.5
11 Items	(Rounded)		2029

**Washington County Planning Commission Meeting
May 13, 2008**

Item #5. CONDITIONAL USE PERMIT. Request permission for operate a beauty shop within a home in Dammeron Valley Farms, lot 27 in the Dammeron Valley area of the County. Jessica Behunin, applicant.

The planner explained that the applicant is proposing to operate a beauty salon from her home in Dammeron Valley. This could meet the requirements for a home occupation if the applicant were to travel to their homes, which she will do in some cases, but with the increase in traffic to this home, it was felt that the commission should review this particular request. The planner reviewed the definition of a Home Occupation, which is *“any use conducted entirely within a single Family Dwelling and carried on by persons residing within the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which there is not display, nor stock in trade. The home occupation shall not include the sale of commodities except those which are produced on the premises and shall not involve the use of any accessory building or yard space or activity outside the main building, not normally associated with residential use. There shall be no advertising of any kind in connection with the home occupation, there shall be no employees outside of the family residing in the dwelling unit, there shall be no perceivable increase in local traffic. Not more than 25% of the dwelling unit shall be devoted to the home occupation. A home occupation may include emergency consultation but shall not be for the general practice of any trade or profession.”* If there are any complaints filed on violation of the definition for a home occupation, this may be brought before the County Commission for review on compliance. The building official will make an inspection of the requested change in the home from the Den to the Salon, which will have restroom accessibility. The planner showed the location of the applicant’s lot on a displayed subdivision, as well as a site plan showing the location of the salon in the home.

Jessica Behunin, applicant, concurred with the planner’s comments and added that their septic system is cleaned every two years, which is more often than recommended. The product used does not contain harsh chemicals.

Robert Beers, Southwest Utah Public Health Department, recommended the applicant to come to his office to assess possible problems. Mr. Beers explained that even biodegradable products could have an adverse effect on the bacteria within the septic systems.

After a brief discussion, the commissioners listed the following:

Findings of Fact:

- The applicant is committed to limit of one (1) client at a time, which means no perceivable increase in traffic
- Property has more than adequate driveway parking, should there be family or guests at the same time

May 13, 2008 (continued)

Each item was voted on and received unanimous approval.

Motion was made by Commissioner Hepworth to recommend approval for a Conditional Use Permit to operate a beauty shop within a home in Dammeron Valley Farms, for a period of one (1) year, with conditions that the applicant is required to have formal review with the Southwest Utah Public Health Department regarding the adequacy of the septic system, and to ensure that the business will not adversely affect the septic system. Commissioner Everett seconded the motion. Four (4) commissioners voted Aye. The motion carried.